

**FINAL**

**CITY OF SAN ANTONIO  
Zoning Commission Agenda**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**July 16, 2002  
Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Vacant – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Vacant – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss an amendment to the Unified Development Code on the proposed Corridor Districts and zoning case recommendations for July 16, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of June 18, 2002 minutes.
7. Consideration of the Zoning Commission appointment to the Unified Development Code Technical Advisory Committee.
8. Z2002113 - Gary L. Wade, 13331 Western Oak Drive. (*City Council 8*)  
CS
9. Z2002124 Earl & Brown, P. C., 19276 Redland Road. (*City Council 9*)
10. Z2002055 Jerry Arredondo, 2969, 3011 & 3023 Nacogdoches Road.  
(*City Council 10*)
11. Z2002090 C Trend Land Development, Inc., 2379 N. E. Loop 410. (*City Council 10*)
12. Z2002097 Jerry Arredondo, N. W. Loop 1604 and Addersly Drive. (*City Council 8*)

13. Z2002100 Kaufman & Associates, Inc., Vance Jackson Road at I. H. 10.  
(*City Council 1*)
14. Z2002101 Ignacio Mendoza, 116 S. Richter Street. (*City Council 5*)
15. Z2002104 Earl & Brown, P. C., 11015 Perrin Beitel. (*City Council 10*)
16. Z2002106 Kinder Partnership Ltd., 1914 Stedwick Drive. (*City Council 6*)
17. Z2002107 Jerry Arredondo, South on Potranco Road and East of Dugas Drive.  
(*City Council 4*)
18. Z2002108 Jerry Arredondo, 211, 219 and 225 Moberly and 1418 & 1424 West  
Summit Avenue. (*City Council 1*)
19. Z2001223- City of San Antonio, River Road Neighborhood boundaries South of  
1A Mulberry Avenue and East of St. Mary's Street. (*City Council 1*)
20. Z2001223- City of San Antonio, 800 Block of Hildebrand Avenue. (*City Council 9*)  
1B
21. Z2002110 Earl & Brown, P. C., 21195 I. H. 10 W. (*City Council 8*)
22. Z2002111 S City of San Antonio, 9545 New Laredo Highway. (*City Council 4*)
23. Z2002112 – The Lothry-Nostrum-Pfeifer House, Roland Avenue, North of E.  
C S Southcross. (*City Council 3*)
24. Z2002114 Obra Homes Inc., Old Pearsall Road at Southwest Loop 410.  
(*City Council 4*)
25. Z2002116 Earl & Brown, P. C., 8103 & 8121 Culebra Avenue. (*City Council 6*)
26. Z2002117 Shaw Texas Investments, LLC, 8015 I. H. 35 South. (*City Council 4*)
27. Z2002118 Wade Interest, 10400 – 10500 Block of Culebra Road. (*City Council 6*)
28. Z2002119 Nance and Associates, Inc., Southwest corner of Timber Path and Village  
Park. (*City Council 6*)
29. Z2002120 Sulieman D. Ismail, 1225 & 1217 E. Chavaneaux. (*City Council 3*)
30. Z2002121 S The Francis Law Firm, P. C., Jones Maltsberger Road at Cross Canyon.  
(*City Council 9*)
31. Z2002122 S City of San Antonio, 4647 Roosevelt. (*City Council 3*)
32. Z2002123 Robert A. Shearer, 2400 Austin Highway. (*City Council 10*)
33. Z2002125 GRATR Interest, Ltd., 15090 Tradesman Drive. (*City Council 8*)

- 34. Z2002126 Westover Hills Development, Inc., Southwest corner of Military Drive West and North Ellison. *(City Council 6)*
- 35. Z2002127 Jimmie Leal, 4421 Culebra. *(City Council 6)*
- 36. Z2002128 Brad Powell, 4070 Culebra. *(City Council 7)*
- 37. Z2002129 Brent Wall, 9696 Braun Road. *(City Council 8)*
- 38. Z2002130 C Kathryn L. Kelly, 5919 Lake Champlain. *(City Council 10)*

**3:00 Public Hearing**

- 39. Z2002131 City of San Antonio, Frio City Road at Brazos. *(City Council 5)*

**4:00 Public Hearing**

- 40. **Amendment to the Unified Development Code, Corridor Districts, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors and Preservation Corridors.**
- 41. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
- 42. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

**FINAL**

# CASE NO: Z2001223-1A

**Date:** July 16, 2002

Continuance from June 4, 2002

**Council District:** 1

**Ferguson Map:** 617 1A

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple property owners

**Zoning Request:** To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

**Property Location:** All of NCB A-2, 2806, 3098, 6077, 6078, 6200 through 6204, 6391, 6529 through 6531, 6938, 6939, 6461, 7036 and 7080

River Road Neighborhood Boundaries south of Mulberry Avenue and east St. Mary's Street

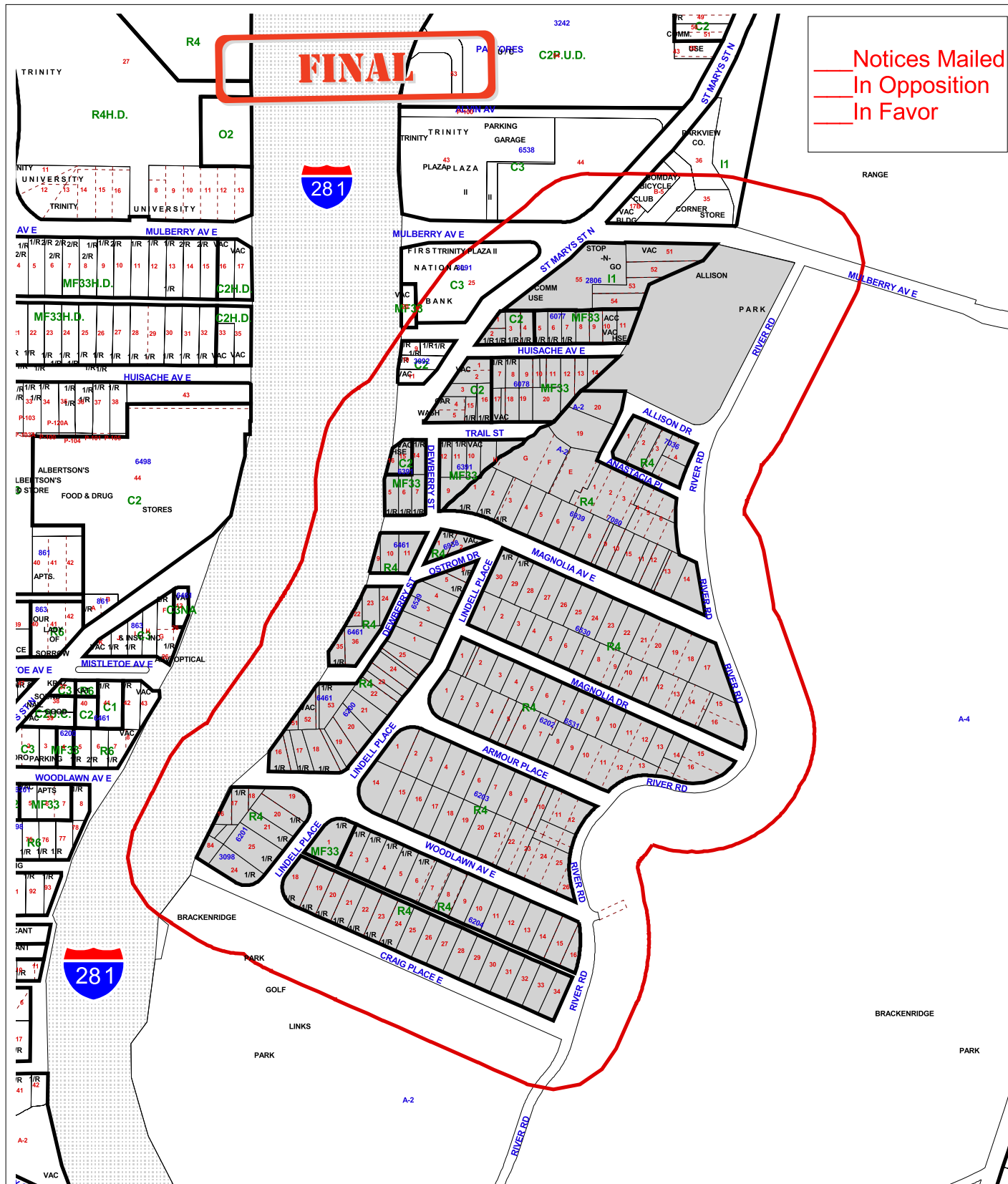
**Proposal:** The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

**Neighborhood Association:** River Road Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.



## ZONING CASE: **Z2001-223-1a**

City Council District NO. 1  
 Requested Zoning Change  
 To: "RIO-1"  
 Date: JULY 16, 2002  
 Scale: 1" = 400"

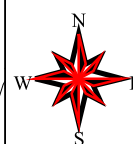
■ Subject Property

○ 200' Notification

C:\RUSH\_MAPS\_1



T-17



**FINAL**

# CASE NO: Z2001223-1B

**Date:** July 16, 2002

Continuance from June 4, 2002

**Council District:** 9

**Ferguson Map:** 583 7B

**Case Manager :** Richard Ramirez 207-5018, John Jacks 207-7206

**Applicant Name:**

**Owner Name:**

City of San Antonio

The University of Incarnate Word

**Zoning Request:** To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

**Property Location:** 4.525 acres of land out of Lots A-32 and A-33, NCB A-49

800 Block of Hildebrand Avenue

Property is located on Hildebrand Avenue and the San Antonio River

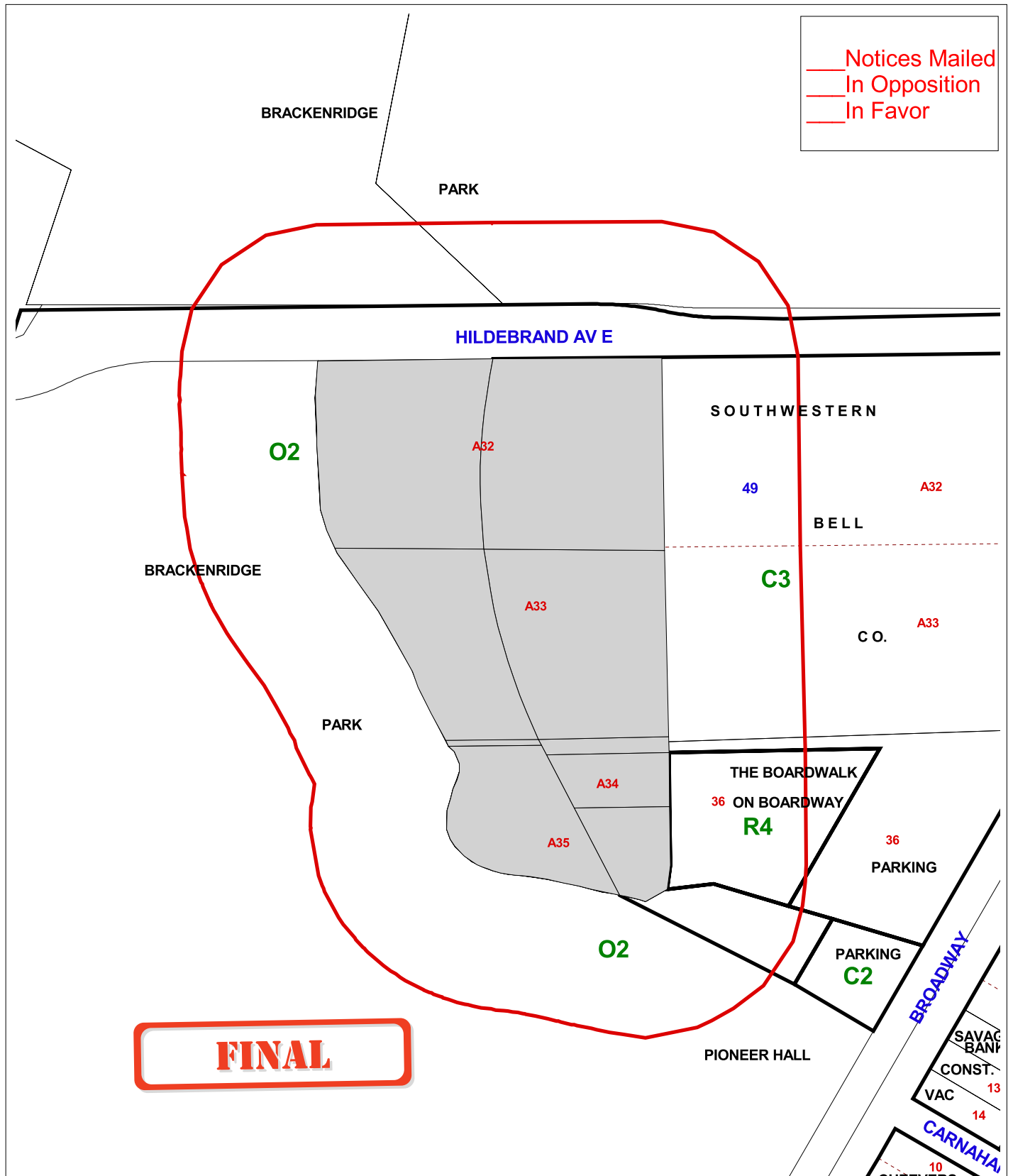
**Proposal:** The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.



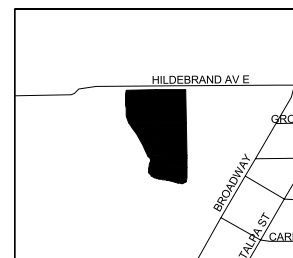
## ZONING CASE: **Z2001-223-1b**

City Council District NO. 9  
 Requested Zoning Change  
 To: "RIO-1"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

Subject Property

200' Notification

C:\RUSH\_MAPS\_1



T- 17



**FINAL**

# CASE NO: Z2002055

**Date:** July 16, 2002

Continuance from April 16, 2002

**Council District:** 10

**Ferguson Map:** 551 F 6

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Phil Jagge, Myrtle Steinbring, Ethel Loitz

**Zoning Request:** From "R-4" Residential Single Family District and "O-2" Office District to "C-2" Commercial District.

**Property Location:** Lot 20, Block 1, NCB 13146 and Lots 6-E, 6-D Block 1, NCB 12098  
2969, 3011, & 3023 Nacogdoches Road

**Proposal:** Develop Neighborhood Retail

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval

The subject property fronts on Nacogdoches Road, a secondary arterial on the Major Thoroughfare Plan. The subject property currently has "C-3" and "C-3R" zoning to the east, "O-2" zoning to the west and "R-6" zoning to the north and south. The requested zoning is compatible with the existing office and commercial developments that are adjacent to the subject property, furthermore, the Aviation Department's review meets the requirements established by the Federal Aviation Regulation Part 150 as compatible use.

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**FINAL**

# CASE NO: Z2002090 C

**Date:** July 16, 2002

Continuance from May 21 and June 18, 2002

**Council District:** 10

**Ferguson Map:** 552 B 7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

Trend Land Development, Inc., Cathie E.  
Buxie

Trend Land Development, Inc.

**Zoning Request:** From "C-2" Commercial District and "C-3" Commercial District to "C-2 C" Commercial District with a Conditional Use for long term parking of Recreational Vehicles.

**Property Location:** North 537.8' of Lot 5, NCB 13868  
2379 N.E. Loop 410

**Proposal:** To obtain a condition use permit for long term parking of Recreational Vehicles, i.e. campers, boats and motorized recreational vehicles.

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and is zoned "C-2" and "C-3". "MF-33" zoning lies north of the subject property and developed properties west, east and south are zoned for commercial uses. The "C-2 C" request is compatible at this location. Staff recommends the following conditions: Lighting shall be directional so as to not offend the nearby residences to the north and a solid screen fence along the north and west property lines.



**FINAL**

# CASE NO: Z2002097

**Date:** July 16, 2002

Continued from June 18, 2002

**Council District:** 8

**Ferguson Map:** 546 F4

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Unicor, Inc., Carl Gamboa, President

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" Commercial District.

**Property Location:** Parcel 7, NCB 15664

NW Loop 1604 and Addersly Dr.

**Proposal:** To Develop the Property as Business/Retail and Automotive Sales

**Neighborhood Association:** Braun's Farm Neighborhood Association

**Traffic Impact Statement:** A Level 1 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Denial. Northwest Community Plan recommends Single Family Residential Land Use at this location (reference Land Use Map, page 3). The requested zoning is encouraged at the intersection of freeways and major thoroughfares. "C-3" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

# FINAL

### C3



C3

R6

**C3NA C**

\_ Notices Mailed  
 \_ In Opposition  
 \_ In Favor

WINTER CRK

BLUESTONE CRK

R5

1/R 1/R 1/R  
CEDARSTONE CRK

DIAMOND STONE

GRANITE STONE

20 1/R

19 1/R

18 1/R

17 1/R

15664

R5

**ZONING CASE: Z2002-097**

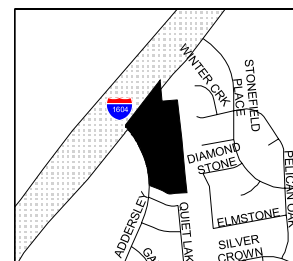
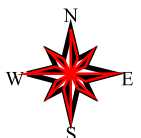
City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "C-3"  
Date: **July 16, 2002**  
Scale: 1" = 250"

 Subject Property

**200' Notification**

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T- 16



**FINAL**

# CASE NO: Z2002100

**Date:** July 16, 2002

Continued from June 4, 2002

**Council District:** 1

**Ferguson Map:** 581 E4

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Barbara Gillespie & Ellen Claire G. English

**Zoning Request:**

From "R-4" Residential Single-Family District to "C-2" Commercial District on 0.54 acres, from "R-4" Residential Single-Family District and "C-2" Commercial District to "C-3" Commercial District on 19.64 acres, from "R-4" Residential Single-Family District to "C-2" Commercial District on 1.57 acres and from "R-5" Residential Single-Family District to "C-2" Commercial District in 0.8 acres

**Property Location:**

22.6 acres of NCB 11681

Vance Jackson Rd. at IH 10

**Proposal:**

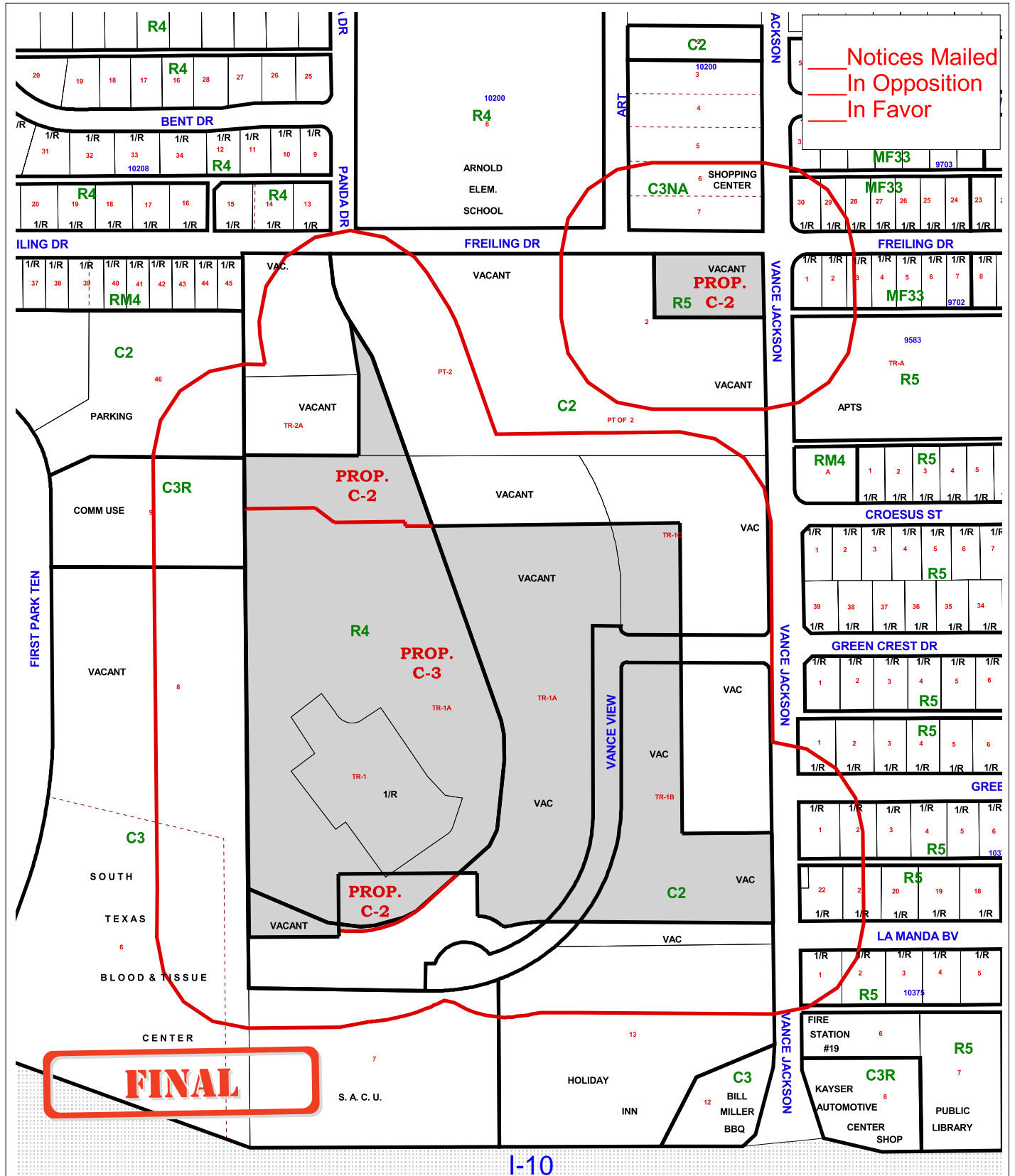
To Allow for the Development of a Shopping Center

**Neighborhood Association:** North Central Neighborhood Association

**Traffic Impact Statement:** A Level 3 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Approval. The surrounding zones are "C-3" and "C-2". The subject property is located at the intersection of Interstate 10 and Vance Jackson.



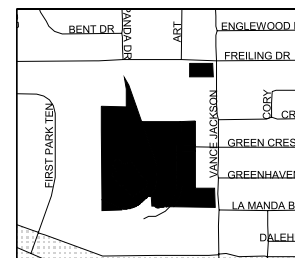
## ZONING CASE: Z2002-100

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-5,C-2, R-4" to "C-3, C-2"  
 Date: July 16, 2002  
 Scale: 1" = 300'

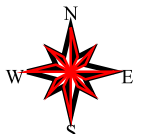
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Subject Property

200' Notification



T-20



**FINAL**

# CASE NO: Z2002101

**Date:** July 16, 2002

Continuance from June 18, 2002

**Council District:** 5

**Ferguson Map:** 616 C5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Ignacio Mendoza

**Owner Name:**

Ignacio Mendoza

**Zoning Request:** From "C-2" Commercial District to "C-3" Commercial District.

**Property Location:** Lots 11 & 12, Block 1, NCB 2306

116 S. Richter St

**Proposal:** To obtain a new certificate of occupancy and continue operating auto repair shop.

**Neighborhood Association:** Prospect Hill NA

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial The Downtown Neighborhood Plan designates this area for Residential Use. The property is an existing auto repair business that is currently zoned "C-2" and is located on the corner of Richter Street and Buena Vista Street, which is a primary arterial on the Major Thoroughfare Plan.



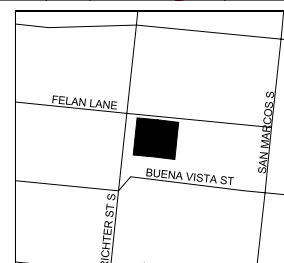
## ZONING CASE: Z2002-101

City Council District NO. 5  
 Requested Zoning Change  
 From: "C-2" To: "C-3"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

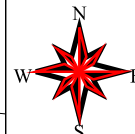
Subject Property

200' Notification

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T-20



**FINAL**

# CASE NO: Z2002104

**Date:** July 16, 2002

Continuance from June 18, 2002

**Council District:** 10

**Ferguson Map:** 552 C-4

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

TIC United Corp.

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" Commercial District.

**Property Location:** P-26, NCB 15684

11015 Perrin Beitel

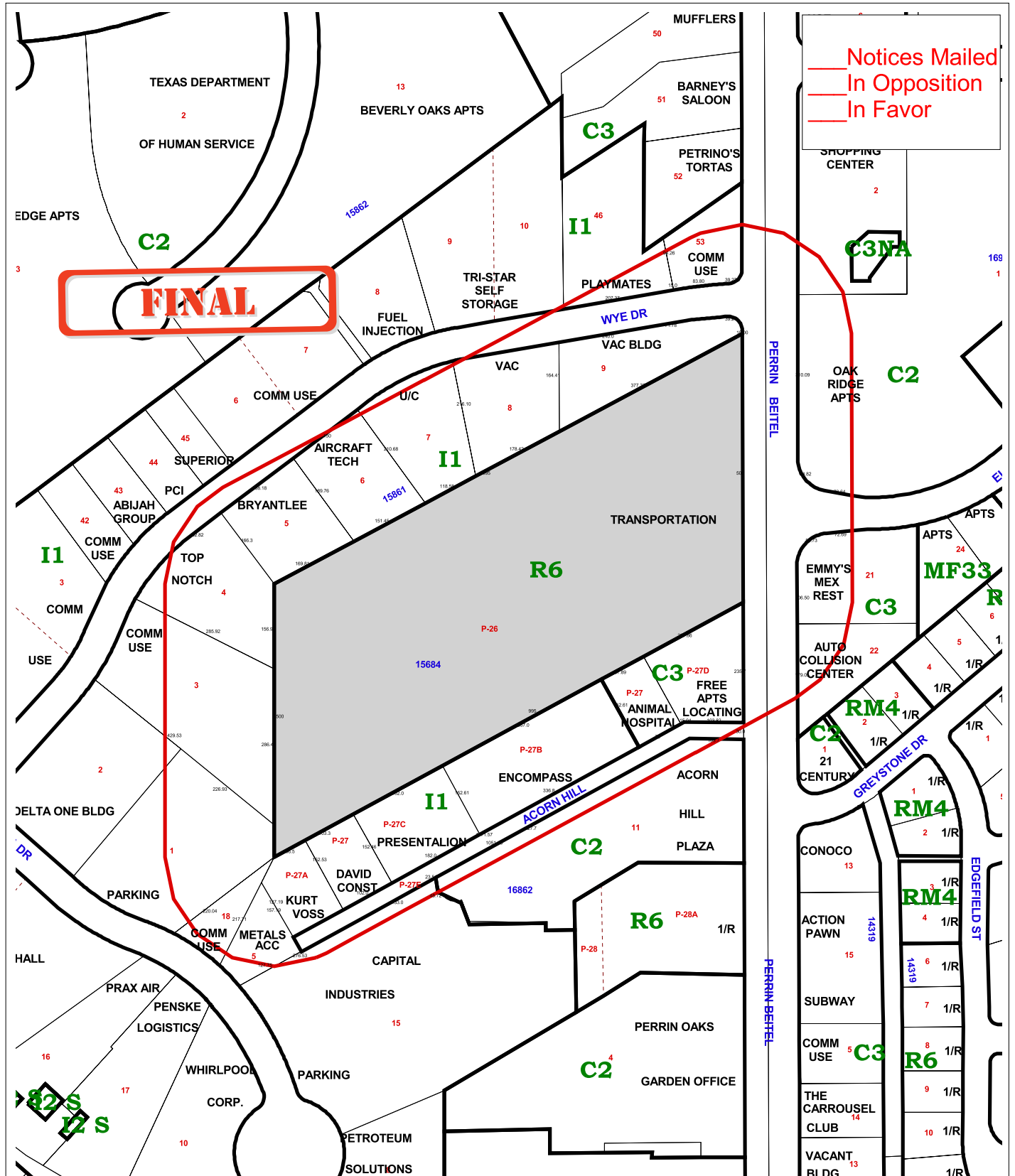
**Proposal:** For commercial use

**Neighborhood Association:** None

**Traffic Impact Statement:** A Level 1 TIA is required. The applicant has provided a Level 1 TIA report that satisfies the City of San Antonio's requirement and found to be acceptable for development.

**Staff Recommendation:**

Approval The subject property is surrounded by "I-1" and "C-3" zoning and uses, furthermore, the property fronts on Perrin Beitel, a secondary arterial on the Major Thoroughfare Plan. The proposed zoning is compatible and consistent and will not adversely affect the area.



**FINAL**

# CASE NO: Z2002106

**Date:** July 16, 2002

Continuance from June 18, 2002

**Council District:** 6

**Ferguson Map:** 613 E-1

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

**Owner Name:**

Kinder Partnership LTD, %Charles R.  
Kinder

Kinder Partnership LTD, % Charles R. Kinder

**Zoning Request:** From "R-6" Residential Single-Family District to "O-1" Office District.

**Property Location:** Lot 5, Block 1, NCB 18285

1914 Stedwick Dr.

**Proposal:** To develop property for office uses

**Neighborhood Association:** Crown Meadows Home Owners Association

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is not properly located for single-family residential development. The requested "O-1" zoning provides a transition between the existing "C-2" to the south and the "R-6" to the north.

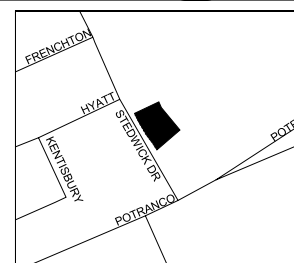


## ZONING CASE: Z2002-106

City Council District NO. 6  
 Requested Zoning Change  
 From: "R-6" To: "O-1"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"



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T-16



**FINAL**

# CASE NO: Z2002107

**Date:** July 16, 2002

Continuance from June 18, 2002

**Council District:** 4

**Ferguson Map:** 612 F-3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Ellthree, Inc.

**Zoning Request:** From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a car wash.

**Property Location:** 1.64 acres out of P-15, NCB 15850

South on Potranco Rd., east of Dugas Dr.

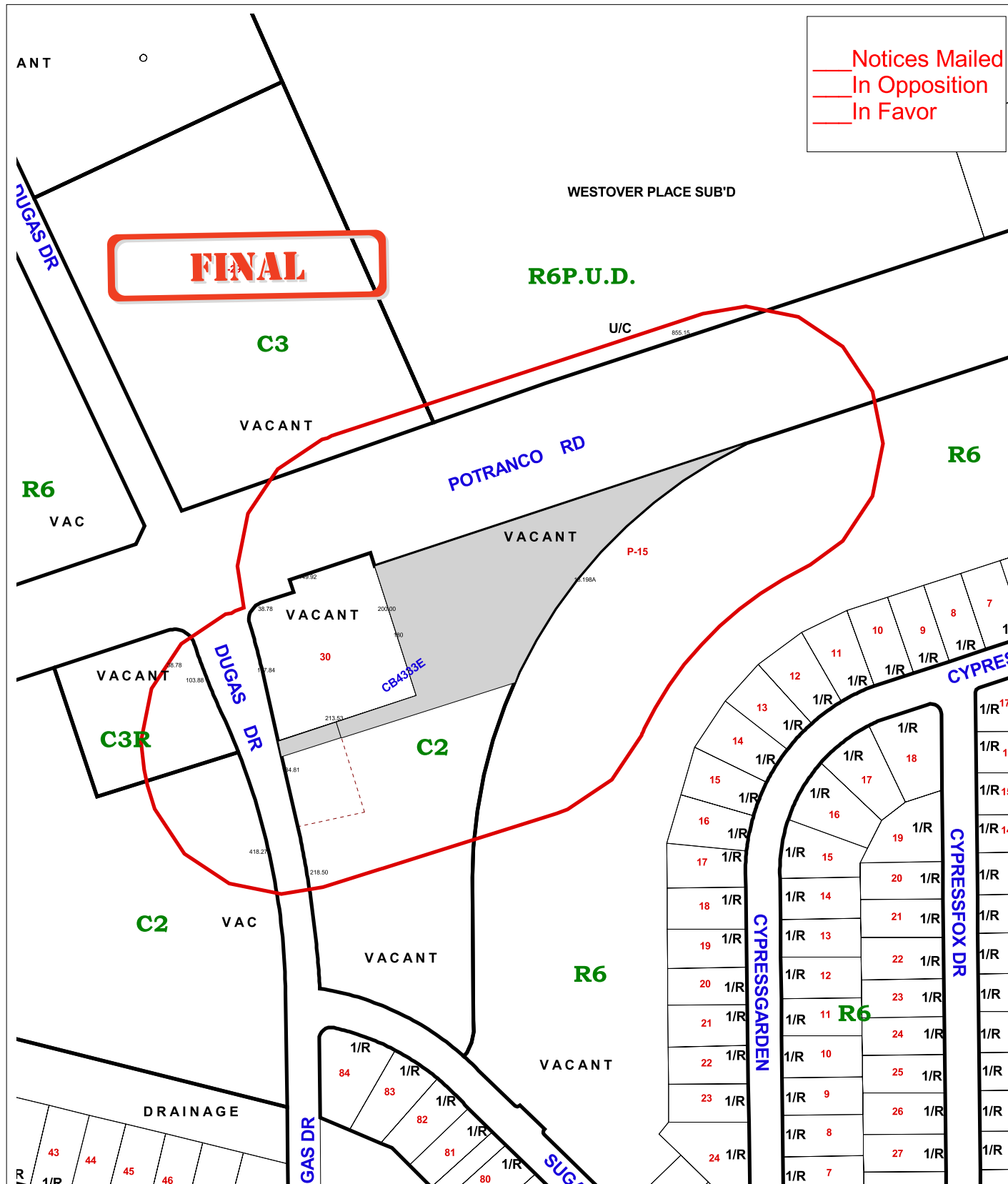
**Proposal:** A car wash

**Neighborhood Association:** Heritage NA

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval The property is currently vacant and fronts along Potranco Road, a primary arterial on the Major Thoroughfare Plan. The request of "C-2 S" for a car wash would be appropriate at this location and will not adversely affect the area.



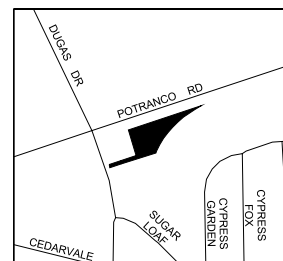
## ZONING CASE: Z2002-107

City Council District NO. 6  
 Requested Zoning Change  
 From: "C-2" To: "C-2"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

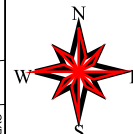
 Subject Property

 200' Notification

C:\JUNE\_18\_2002\_1



T-15



**FINAL**

# CASE NO: Z2002108

**Date:** July 16, 2002

Continuance from June 18, 2002

**Council District:** 1

**Ferguson Map:** 582 B-8

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Dean Foods/Southern Foods Group L.P. (aka Oak Farms)- Hugo Andrade

**Zoning Request:** From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

**Property Location:** Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243  
211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue  
Between Fredericksburg Road and IH-10, north side of Moberly

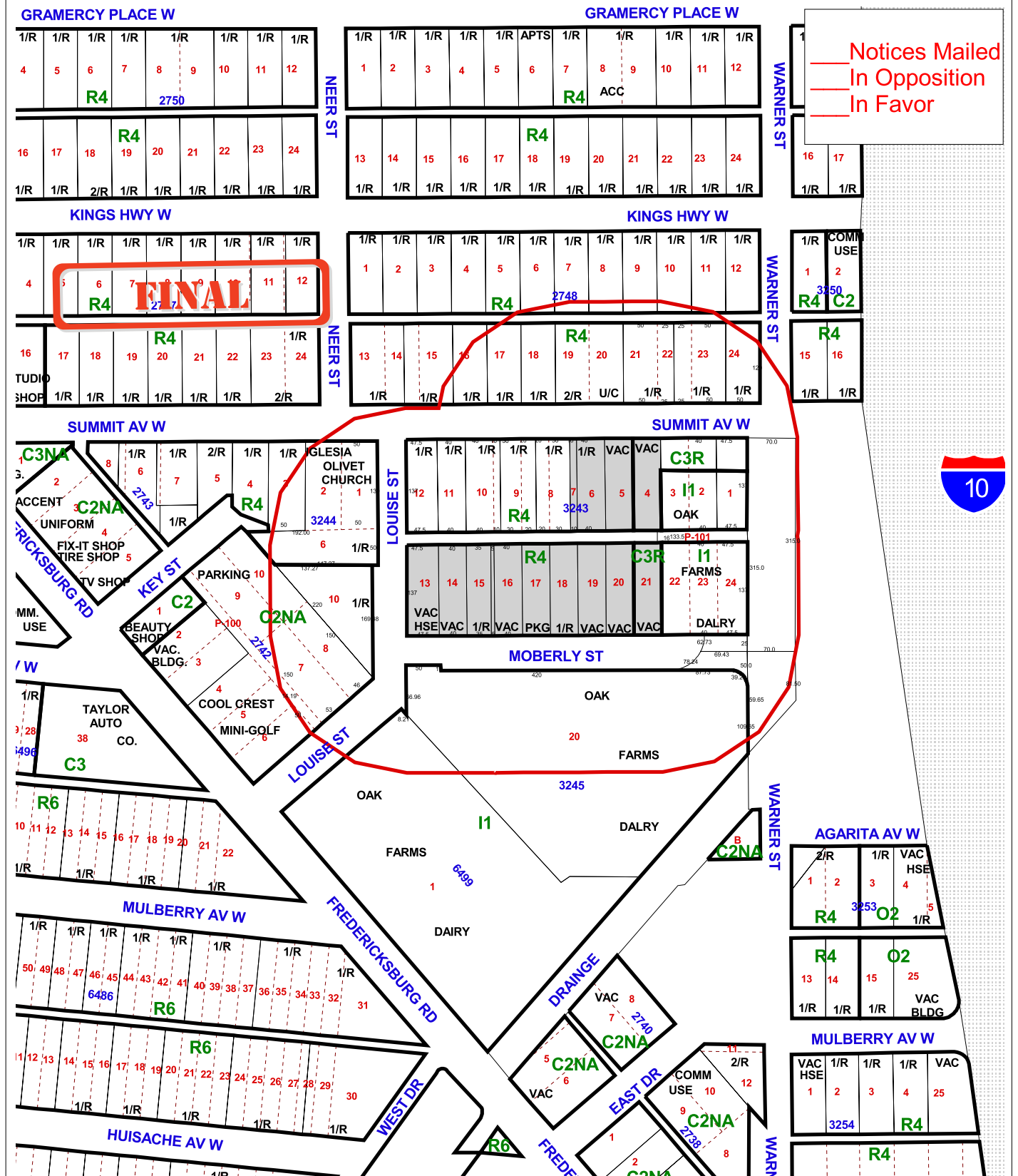
**Proposal:** For the expansion of the adjacent dairy & ice cream plant

**Neighborhood Association:** Los Angeles Heights Neighborhood Association; Near Northwest Community Plan

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial. The Near Northwest Community Plan currently calls for "Urban Low-Density Residential" at this location. The proposed expansion of "I-1" General Industrial zoning is incompatible with the existing "R-4" Residential District.



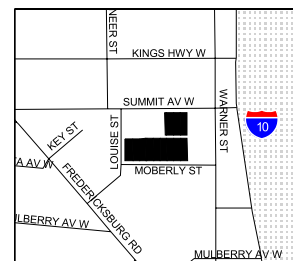
## ZONING CASE: Z2002-108

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-4,C-3R" To: "I-1 S"  
 Date: JUNE 18, 2002  
 Scale: 1" = 200"

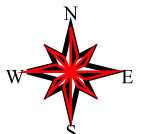
Subject Property

200' Notification

C:\JUNE 18, 2002\_1



T-20



**FINAL**

# CASE NO: Z2002110

**Date:** July 16, 2002

**Council District:** 8

**Ferguson Map:** 480 A6

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Brett Smith and Lisa A. Murray-Smith

**Zoning Request:** From "O-2 C" Office District with Conditional Use for a Painting Contractor with no outside storage to "C-2" Commercial District.

**Property Location:** 1.989 acres out of Tract 8, NCB 18836, Traylor Subdivision  
21195 IH 10 W

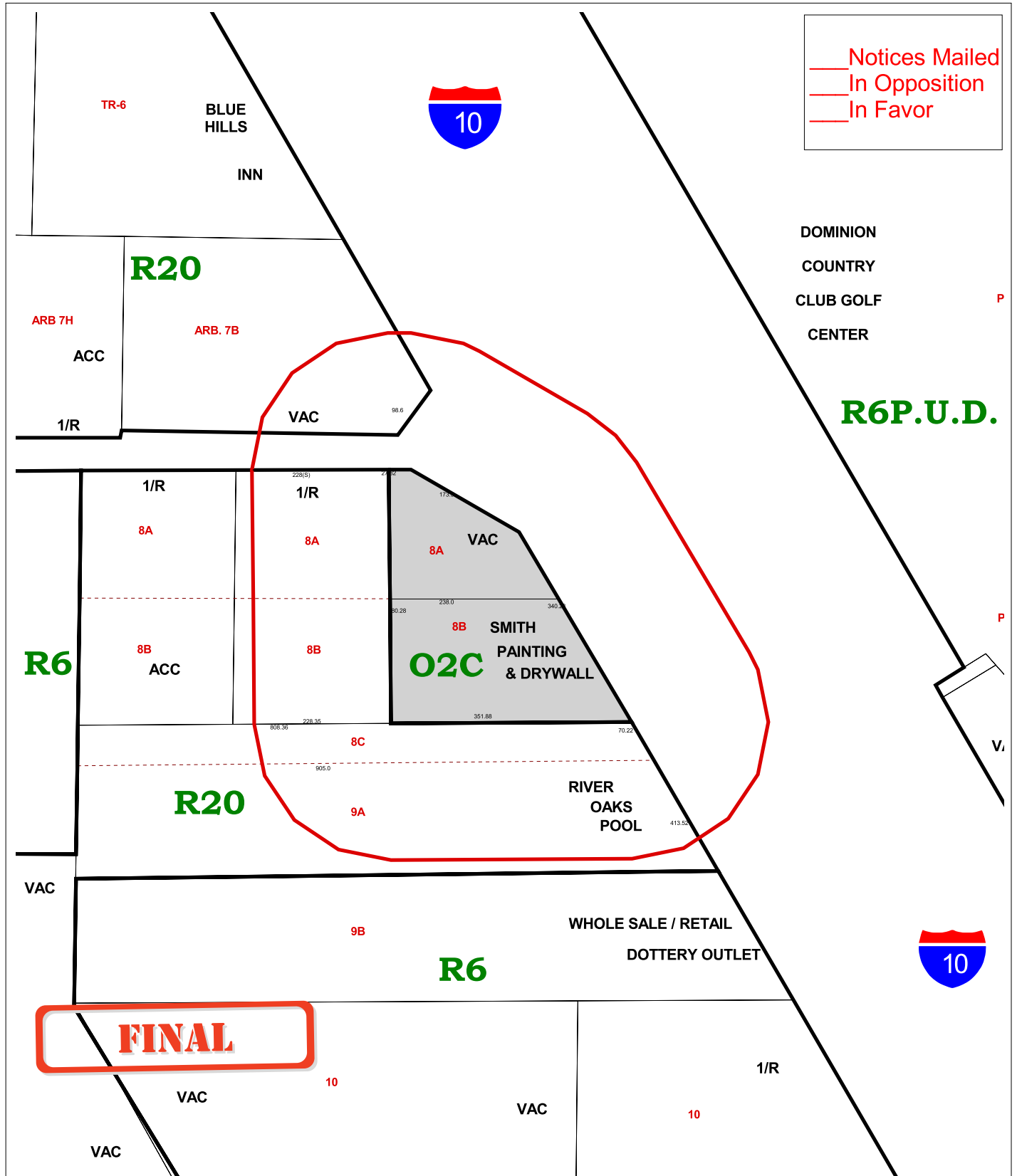
**Proposal:** To allow property owner to market property as a commercial site

**Neighborhood Association:** Friends of Friedrich Wilderness Park

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The site is presently zoned for office with conditional use for a painting contractor. This side of I.H. 10 West is already developed with commercial uses in this area.



☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

**R6P.U.D.**

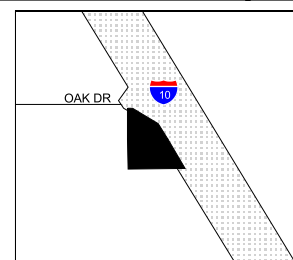
## ZONING CASE: **Z2002-110**

City Council District NO. 8  
 Requested Zoning Change  
 From: "O-2-C" To: "C-2"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

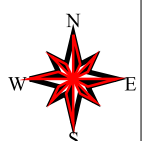
Subject Property

200' Notification

C:\JULY\_16\_2002



T-1,8  
 A-6  
 p.480



**FINAL**

# CASE NO: Z2002111 S

**Date:** July 16, 2002

**Council District:** 4

**Ferguson Map:** 680 D3

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

City of San Antonio

**Owner Name:**

Roberto Armando Alarcon

**Zoning Request:** From "C-3 R" Commercial Restricted Alcohol Sales District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Salvage Yard.

**Property Location:** Lot P-2, NCB 14492  
9545 New Laredo Hwy

**Proposal:** Use as a Salvage Yard

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. Surrounding zone is "C-3 R". The development trend in this area is for automotive salvage yards. There is no residential development in the area.



**FINAL**

# CASE NO: Z2002112 C S

**Date:** July 16, 2002

**Council District:** 3

**Ferguson Map:** 652 C3-D3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

The Lothry-Nostrum-Pfeifer House

**Owner Name:**

The Lothry-Nostrum-Pfeifer House

**Zoning Request:** From "R-5" Residential Single Family District to "C-3 NA C S" Commercial Non Alcoholic Sales District with a Conditional Use for parking of vehicles, recreational vehicles and boats and a Specific Use Authorization for a Mini Warehouse on 20.30 acres of land.

**Property Location:** 20.30 acres out of Tract A, NCB 10835

Roland Ave., north of E. Southcross

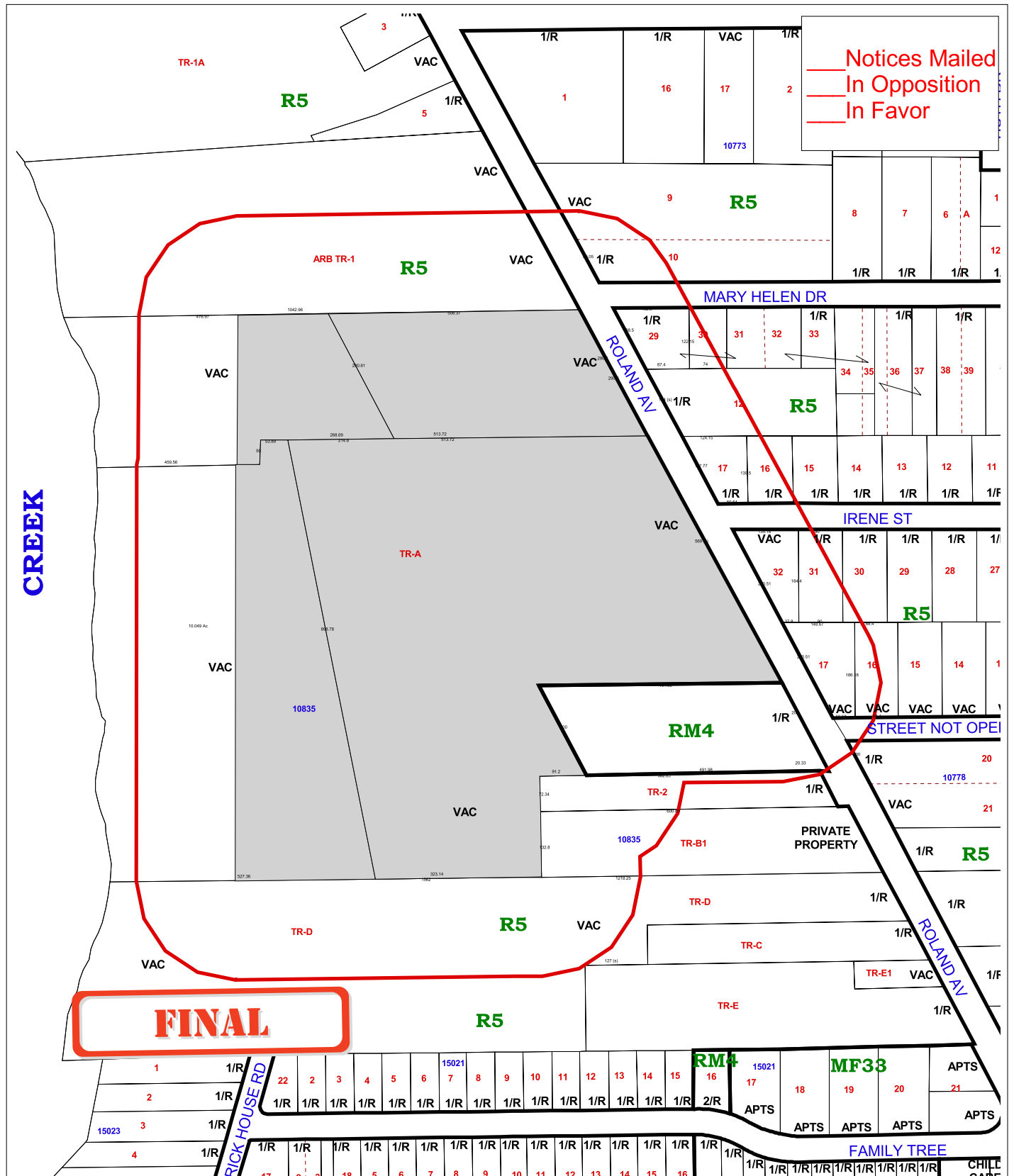
**Proposal:** A mini-warehouse on 20.30 acres and parking of vehicles, RV's and boats

**Neighborhood Association:** Pecan Valley NA

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

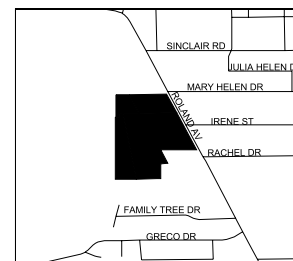
Approval The subject property is currently vacant and was once an old landfill. This site is not desirable for residential use. A neighborhood is located east of the property. The Texas Natural Resource Conservation Commission (TNRCC) has developed rules pertaining to construction over closed municipal solid waste landfills.



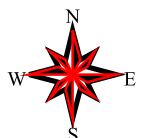
## ZONING CASE: Z2002112 CS

City Council District NO. 3  
 Requested Zoning Change  
 From: "R-5" To: "**C-3NA CS**"  
 Date: JULY 16, 2002  
 Scale: 1" = 250"

C:\JULY\_16\_2002



T-18  
 D-3  
 p.652



**FINAL**

# CASE NO: Z2002113 CS

**Date:** July 16, 2002

**Council District:** 8

**Ferguson Map:** 513 B8

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Gary L. Wade

**Owner Name:**

G & H Wade Joint Venture

**Zoning Request:** From "C-3 NA ERZD" Commercial, Nonalcoholic Sales, Edwards Recharge Zone District to "C-3 NA C S ERZD" Commercial District, Nonalcoholic Sales with Conditional Use for the outside storage of pipe and Specific Use Authorization for Outside Storage on the Edwards Recharge Zone..

**Property Location:** Lot 4, Block 1, NCB 17615

13331 Western Oak Dr.

**Proposal:** To allow office/warehouse with yard

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. This site is developed and needs the conditional use for the outside storage of pipe. The site is located in an existing industrial park. The following conditions are required to protect the existing residential area to the west: A six foot solid screen fence and a 25 foot type "D" landscape buffer shall be provided adjacent to the western property line of the subject property.



**FINAL**

# CASE NO: Z2002114

**Date:** July 16, 2002

**Council District:** 4

**Ferguson Map:** 679 F1

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Obra Homes Inc.

**Owner Name:**

BJ McCombs

**Zoning Request:** From "I-1" General Industrial District to "R-5" Residential Single Family District.

**Property Location:** 94.718 acres out of NCB 15248

Old Pearsall Rd. at SW Loop 410

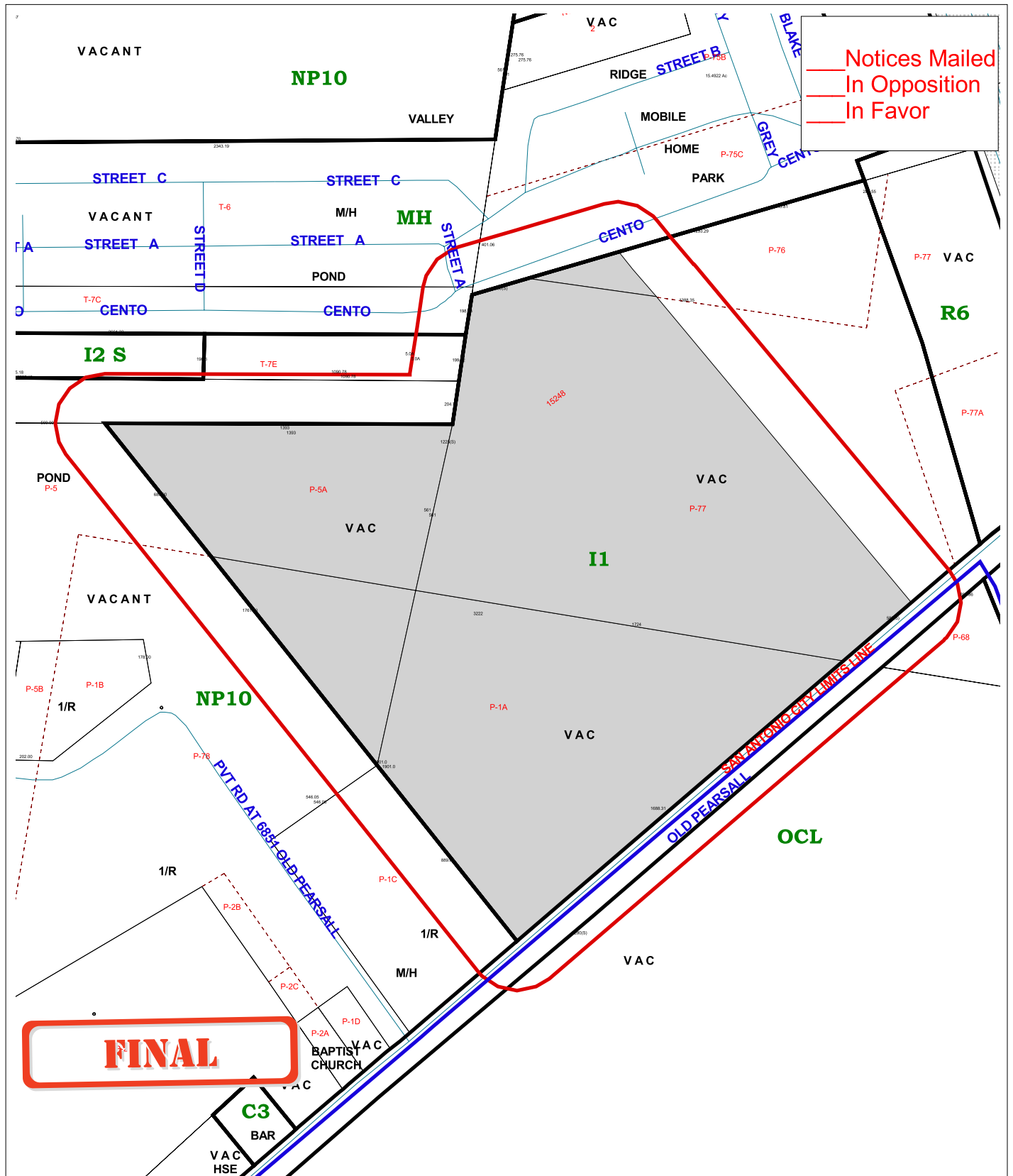
**Proposal:** To allow development of residential single family subdivision

**Neighborhood Association:** None

**Traffic Impact Statement:** A Level 1 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Approval. The requested zoning is a substantial downzoning from the existing "I-1". The proposed zoning is consistent with the development pattern of the area.

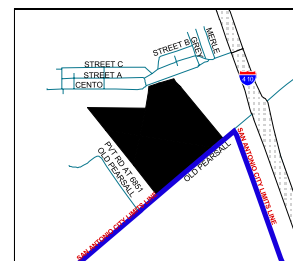


# **ZONING CASE: Z2002-114**

City Council District NO. 4  
 Requested Zoning Change  
 From: "I-1" To: "R-5"  
 Date: JULY 16, 2002  
 Scale: 1" = 550"

Subject Property  
 200' Notification

C:\JULY\_16\_2002



T-15  
 F-2  
 p.679



**FINAL**

# CASE NO: Z2002116

**Date:** July 16, 2002

**Council District:** 6

**Ferguson Map:** 579 C7

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Jim & Ursula Gaines

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" Commercial District.

**Property Location:** Lot The E IRR 88.90 ft. of lot 1 (.3840 ac.) and the W IRRG 266.10 ft. of lot 1 (.884ac) & P-116 (.109 ac), Block 29, NCB 18079

8103 & 8121 Culebra Ave.

**Proposal:** To accommodate existing commercial uses

**Neighborhood Association:** Timber Ridge Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and approval of "C-2". This site contains a small strip center that is developed with retail and service uses. "C-3" zoning as requested should be located at the intersection of freeways and major arterials.



**FINAL**

# CASE NO: Z2002117

**Date:** July 16, 2002

**Council District:** 4

**Ferguson Map:** 649 E8

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Shaw Texas Investments, LLC c/o  
Bitterblue, Inc.

**Owner Name:**

Shaw Texas Investments, LLC c/o Bitterblue, Inc.

**Zoning Request:** From "I-2" Heavy Industrial District to "C-3" Commercial District.

**Property Location:** 5.5 acres out of NCB 1186

8015 IH 35 S

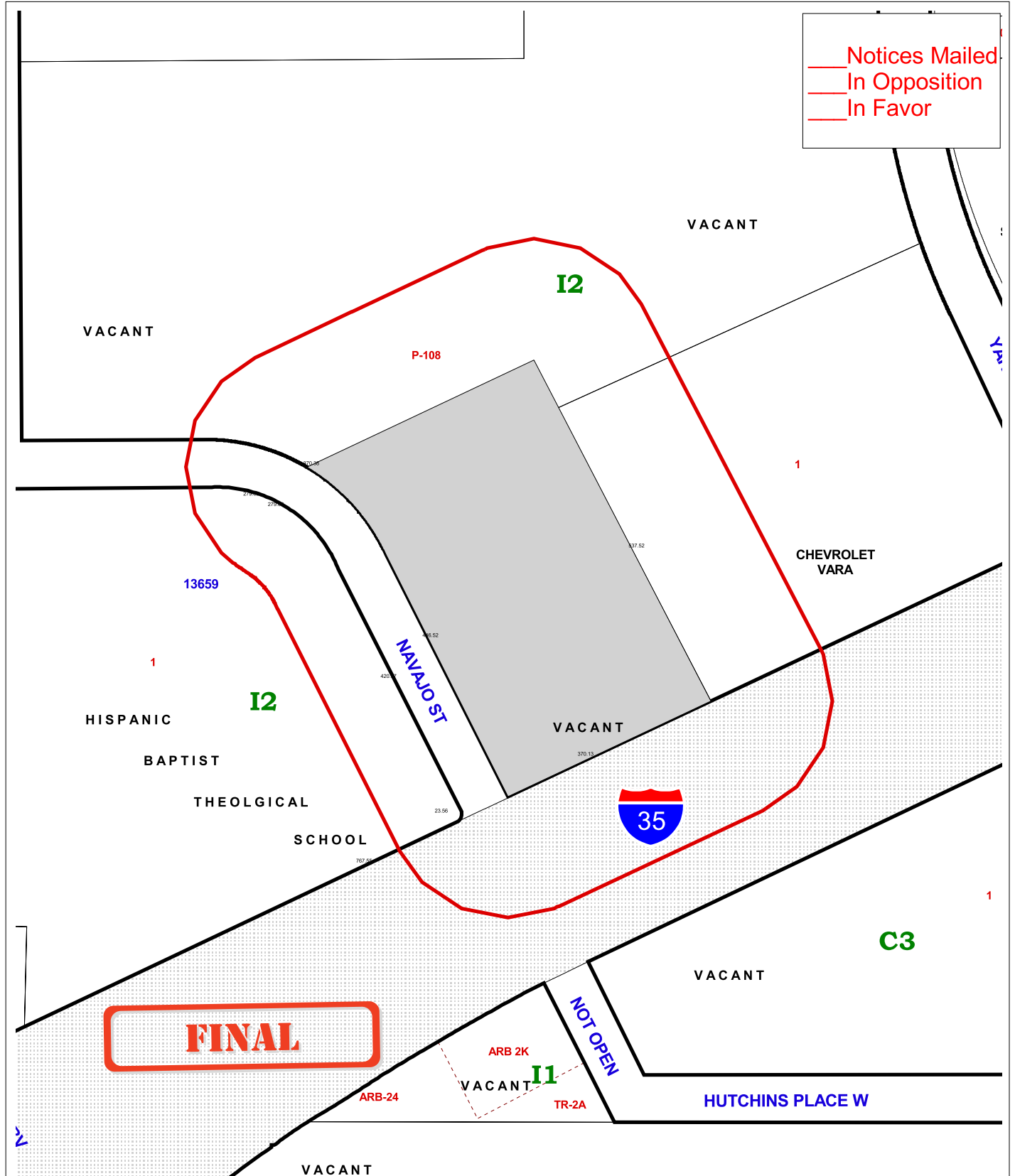
**Proposal:** To develop property as an auto dealership

**Neighborhood Association:** South Southwest Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial of requested and approval of "C-3 NA". The requested zoning is a downzoning from "I-2". The subject property is located on the I-35 frontage road. The requested zoning and proposed use would be appropriate at this location. The "NA" designation is appropriate due to the nearby school.



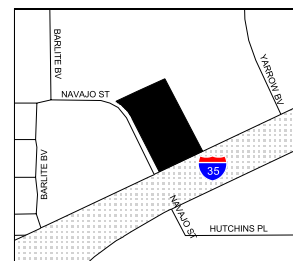
☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

## ZONING CASE: Z2002-117

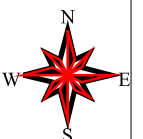
City Council District NO. 4  
 Requested Zoning Change  
 From: "I-2" To: "C-3"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

Subject Property  
 200' Notification

c:\JULY\_16\_200\_1



T- 19  
 E-8  
 p.649



**FINAL**

# CASE NO: Z2002118

**Date:** July 16, 2002

**Council District:** 6

**Ferguson Map:** 578 C 3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

Wade Interest c/o Paul Mazuca R.E.

Matia L. Herrera

**Zoning Request:** From "R-6" Residential Single Family District to "C-2" Commercial District.

**Property Location:** P-2C, NCB 17636

Culebra Road

10400 - 10500 Block of Culebra Rd

**Proposal:** Develop a drugstore

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The Northwest Community Plan designates this location for Commercial Use, furthermore the property fronts on Culebra Road, a primary arterial on the Major Thoroughfare Plan. The subject property is currently vacant and has the Helotes/Culebra Creek directly north of the property. In addition, "R-6" zoning surrounds the property and commercial zoning and uses are located south across the street. This site is adjacent to a church.



**FINAL**

# CASE NO: Z2002119

**Date:** July 16, 2002

**Council District:** 6

**Ferguson Map:** 578 F3

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Nance and Associates, Inc.

**Owner Name:**

Nance and Associates, Inc.

**Zoning Request:** From "C-2" Commercial District and "C-3 R" Commercial District, Restrictive Alcoholic Sales to "R-5" Residential Single-Family District.

**Property Location:** Parcels 13 and 25, NCB 15097

Timber Path

Southwest corner of Timber Path and Village Park

**Proposal:** To permit single-family residential development

**Neighborhood Association:** Great Northwest Community Improvement Association, Inc.

**Traffic Impact Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. The Northwest Community Plan was revised by the Planning Commission to permit this use at this location. Single-family development on this site is compatible with the surrounding area.



**FINAL**

# CASE NO: Z2002120

**Date:** July 16, 2002

**Council District:** 3

**Ferguson Map:** 683 A4

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Suliaman D. Ismail

**Owner Name:**

Suliaman D. Ismail

**Zoning Request:** From "C-3 NA" Commercial Non Alcoholic Sales District to "C-3" Commercial District.

**Property Location:** Lot 1 & 2, Block 1, NCB 11156

1225 & 1217 Chavaneaux E

**Proposal:** Convenience store and restaurant

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is currently zoned "C-3 NA" and is located on the southwest corner of Chavaneaux Road and South US 281, a primary arterial on the Major Thoroughfare Plan. The subject property has commercial zoning located north, west, east and southeast of the property. Single family homes are located south of the property. Furthermore, the zoning request change from "C-3 NA" to "C-3" meets the usage of compatible land use as prescribed by Federal Aviation Regulation Part 150 and are not within any noise contours.



**FINAL**

# CASE NO: Z2002121 S

**Date:** July 16, 2002

**Council District:** 9

**Ferguson Map:** 551 C1

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

The Francis Law Firm, P.C.

**Owner Name:**

Olmos Park Real Estate, Ltd.

**Zoning Request:** From "C-2" Commercial District to "C-3 S" Commercial District with Specific Use Authorization for a Mini-Warehouse facility over 2.5 acres.

**Property Location:** Lots 1, 2, 3 and 4, NCB 13733 Cross Canyon One Subdivision  
Jones Maltsberger Rd. at Cross Canyon

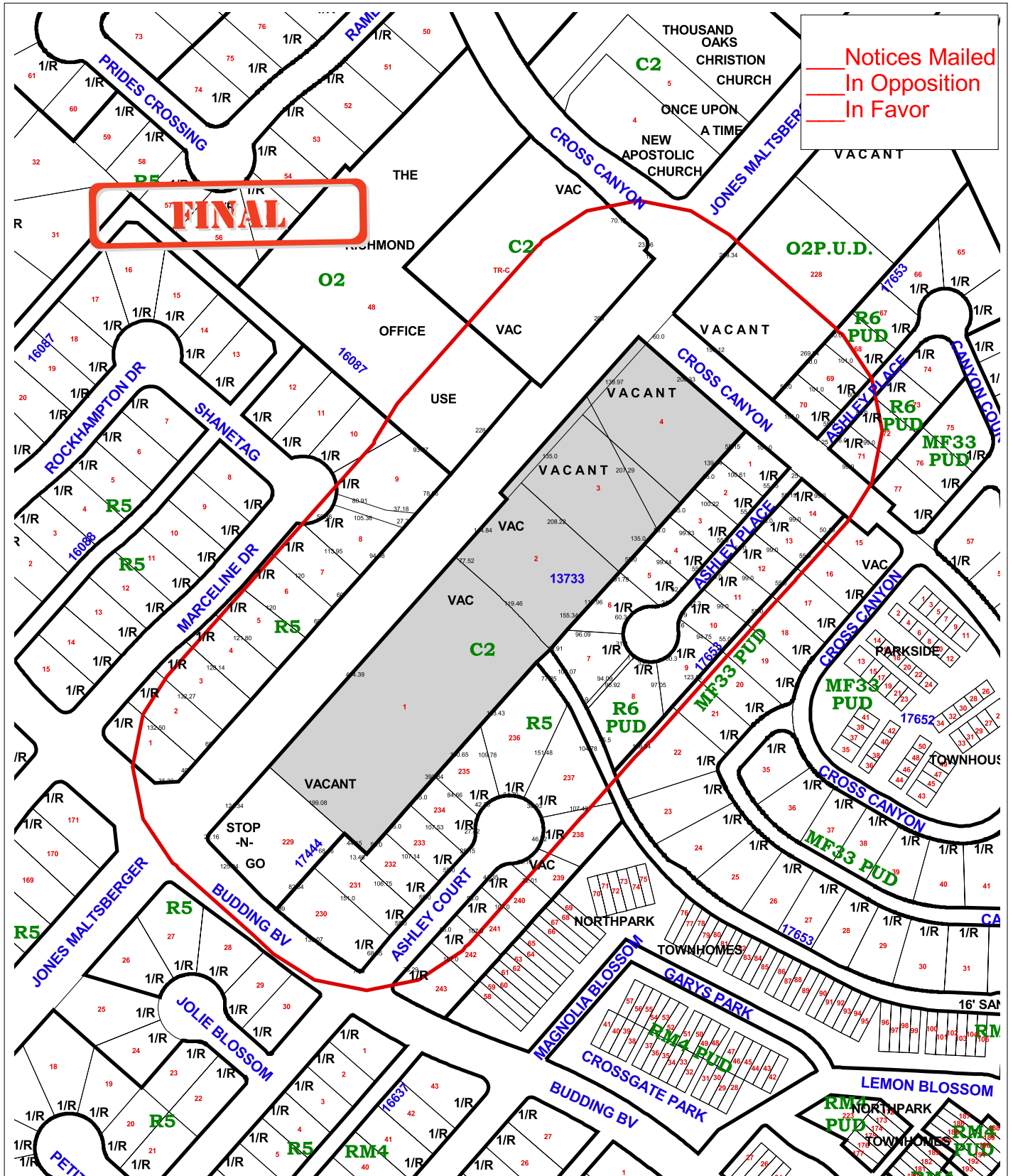
**Proposal:** To permit construction of a mini-warehouse facility

**Neighborhood Association:** Blossom Park Neighborhood Association, Santa Fe Trails Homeowners Association, and Arboreteum Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The "C-3" Commercial District is encouraged at the intersection of major thoroughfares and freeways. The surrounding zones are residential and "C-2" and "O-2". "C-3" zoning and uses are not compatible with surrounding residential development. A mini-warehouse facility of this size (3.5 acres) is not appropriate at this location. Facilities of this size should be located in industrial areas. The requested zone change meets the usage of compatible land use as prescribed by Federal Aviation Regulation Part 150.



**FINAL**

# CASE NO: Z2002122 S

**Date:** July 16, 2002

**Council District:** 3

**Ferguson Map:** 683 A 2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

City of San Antonio

**Owner Name:**

Jesus Castillon Jr.

**Zoning Request:** From "I-1" General Industrial District to "L - S" Light Industrial District with a Specific Use Authorization for a Day Care Center.

**Property Location:** Lot 53, NCB 11153

4647 Roosevelt

**Proposal:** To allow for a childcare center

**Neighborhood Association:** Kingsborough Ridge NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The zoning change request from "I-1" to "L-S" meets the usage of compatible land use as prescribed by Federal Aviation Regulation Part 150. The property listed as Lot 53, NCB 11153 is not located within any noise contours. The proposed zoning of "L-S" will provide a downzoning from "I-1", furthermore the "L-S" zoning for a day care center will not adversely affect the area. Staff recommends the following condition: A 6' solid screen fence to be built between the day care facility and the feedstore.

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor



 Subject Property

c:\jul\_16\_2002\_2



**FINAL**

# CASE NO: Z2002123

**Date:** July 16, 2002

**Council District:** 10

**Ferguson Map:** 584 D1

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Robert A. Shearer

**Owner Name:**

Grover C. Cain & Sally Wood Cain Trusts Mildred  
Cain Bethea, Trustee

**Zoning Request:** From "R-5" Residential Single-Family District to "C-3" Commercial District.

**Property Location:** Lot C, NCB 12180

2400 Austin Hwy.

The southside of Austin Highway at Perrin-Beitel Road

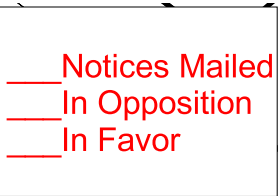
**Proposal:** To permit a used auto dealership

**Neighborhood Association:** Village North One Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

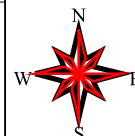
Approval. This site is an existing used car lot. The site is located at the intersection of two major arterials (Perrin-Beitel and Austin Highway). The site is surrounded by "C-2" and "C-3" zoning and uses.



City Council District NO. 10  
Requested Zoning Change  
From: "R-5" To: "C-3"  
Date: JULY 16, 2002  
Scale: 1" = 200"

**200' Notification**

T- 17



**FINAL**

# CASE NO: Z2002124

**Date:** July 16, 2002

**Council District:** 9

**Ferguson Map:** 483 C8

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Leonard E. Davis, Attorney at Law, on behalf of  
Frances W. Vordenbaum and Betty W. Lange

**Zoning Request:** From "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-3 ERZD" Commercial Edwards Recharge Zone District.

**Property Location:** Lot P-4A, NCB 17586  
19276 Redland Rd.

**Proposal:** To compliment the existing C3 zoning of the adjacent properties to the east & west of subject property

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is required. A level I TIA is required.

**Staff Recommendation:**

Approval. The "C-3" Commercial District is encouraged at the intersection of major thoroughfares and freeways. Surrounding zones are "C-3", "C-2" and "R-6". The requested zone is appropriate at this location.



**FINAL**

# CASE NO: Z2002125

**Date:** July 16, 2002

**Council District:** 8

**Ferguson Map:** 514 E5

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

GRATR Interests, Ltd.

**Owner Name:**

Larry Smith Jr.

**Zoning Request:** From "R-6" Residential Single Family District to "I-1" General Industrial District.

**Property Location:** Lot 18, Block 3, NCB 14847

15090 Tradesman Dr.

**Proposal:** To allow commercial landscaping & irrigation

**Neighborhood Association:** Woods of Shavano Community Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The site is developed as an irrigation and landscaping service. The site is located in an industrial park. The "R-6" zoning to the south is presently a quarry.



**FINAL**

# CASE NO: Z2002126

**Date:** July 16, 2002

**Council District:** 6

**Ferguson Map:** 612 D 2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Westover Hills Development, Inc.

**Owner Name:**

Westover Hills Development, Inc.

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" Commercial District on 1.14 acre tract of land out of NCB 34393 and From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District on 14.622 acre tract of land out of NCB 34393

**Property Location:** 15.762 acre tract of land out of NCB 34393  
SW corner of Military Drive West and North Ellison

**Proposal:** Commercial uses and high density single family residential

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

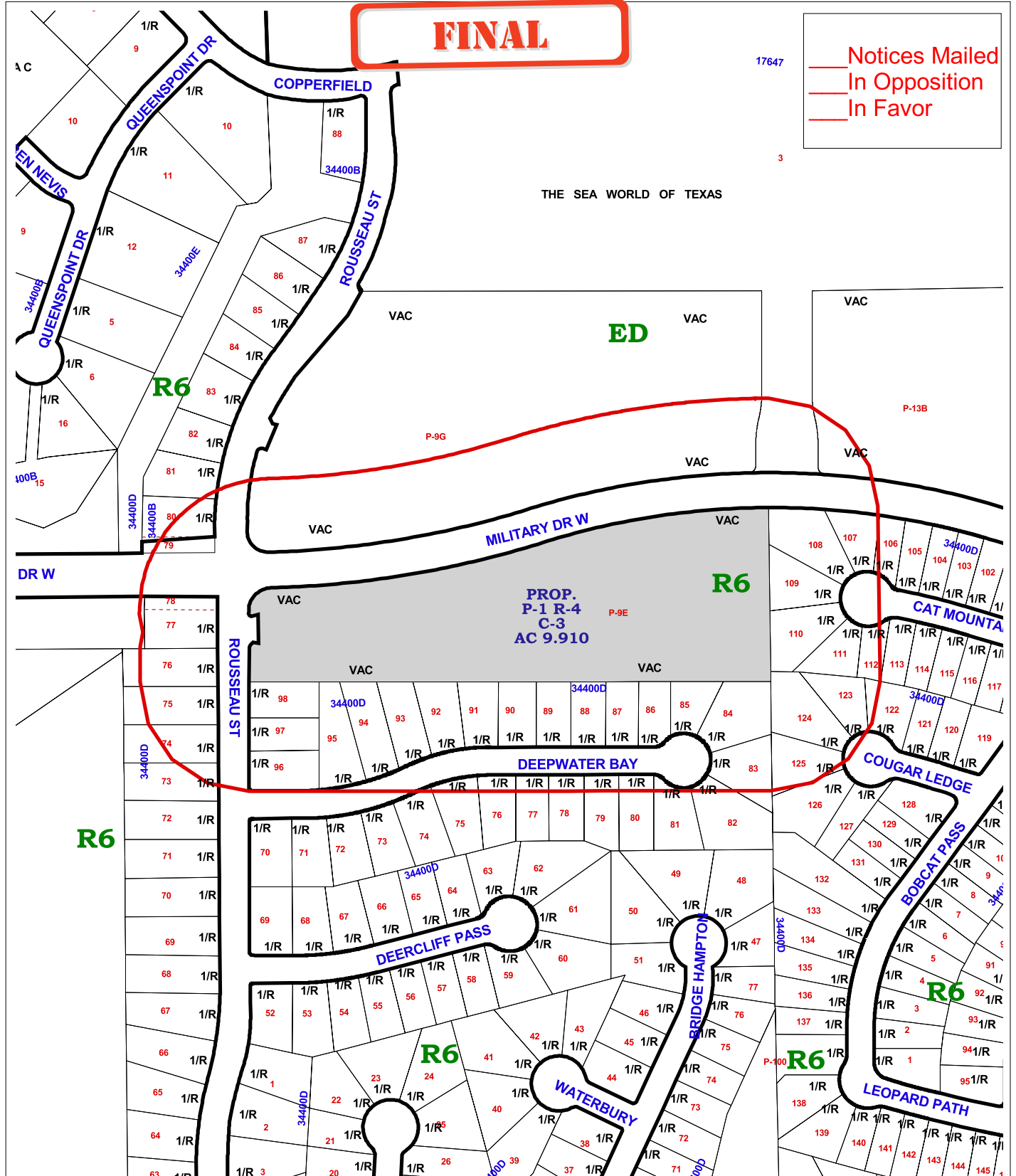
**Staff Recommendation:**

Denial as requested and approval of "C-2" on 1.14 acres and Approval of "R-4 PUD" on 14.622 acres. The request of "C-3" on the southwest corner of North Ellison Drive and Military Drive West is inappropriate at this location. "C-3" zonings are encouraged at the intersections of major freeways. The request of "R-4 PUD" on the remaining 14.622 acres are appropriate at these locations, furthermore residential zoning and uses surround the properties and are consistent and compatible with the areas. However, the proposed development must meet the PUD requirements and must require approval by the Planning Commission.

**FINAL**

17647

Notices Mailed  
In Opposition  
In Favor



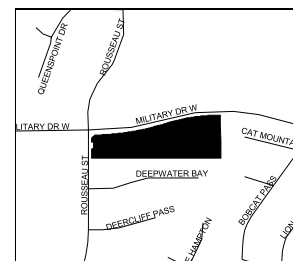
## ZONING CASE: Z2002-126

City Council District NO. 6  
Requested Zoning Change  
From: "R-6" To: "P-1 R-4, C-3"  
Date: JULY 16, 2002  
Scale: 1" = 300"

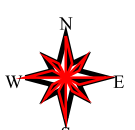
Subject Property

200' Notification

C:\JUL\_16\_2002\_3



T-15  
B-2  
p.612



**FINAL**

# CASE NO: Z2002127

**Date:** July 16, 2002

**Council District:** 6

**Ferguson Map:** 614 D1

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Jimmie Leal

**Owner Name:**

Jimmie Leal

**Zoning Request:** From "C-3 NA" Commercial Non-Alcoholic Sales District to "C-3 R" Commercial Restricted Alcohol Sales District.

**Property Location:** Lot 19, Block 1, NCB 13598  
4421 Culebra

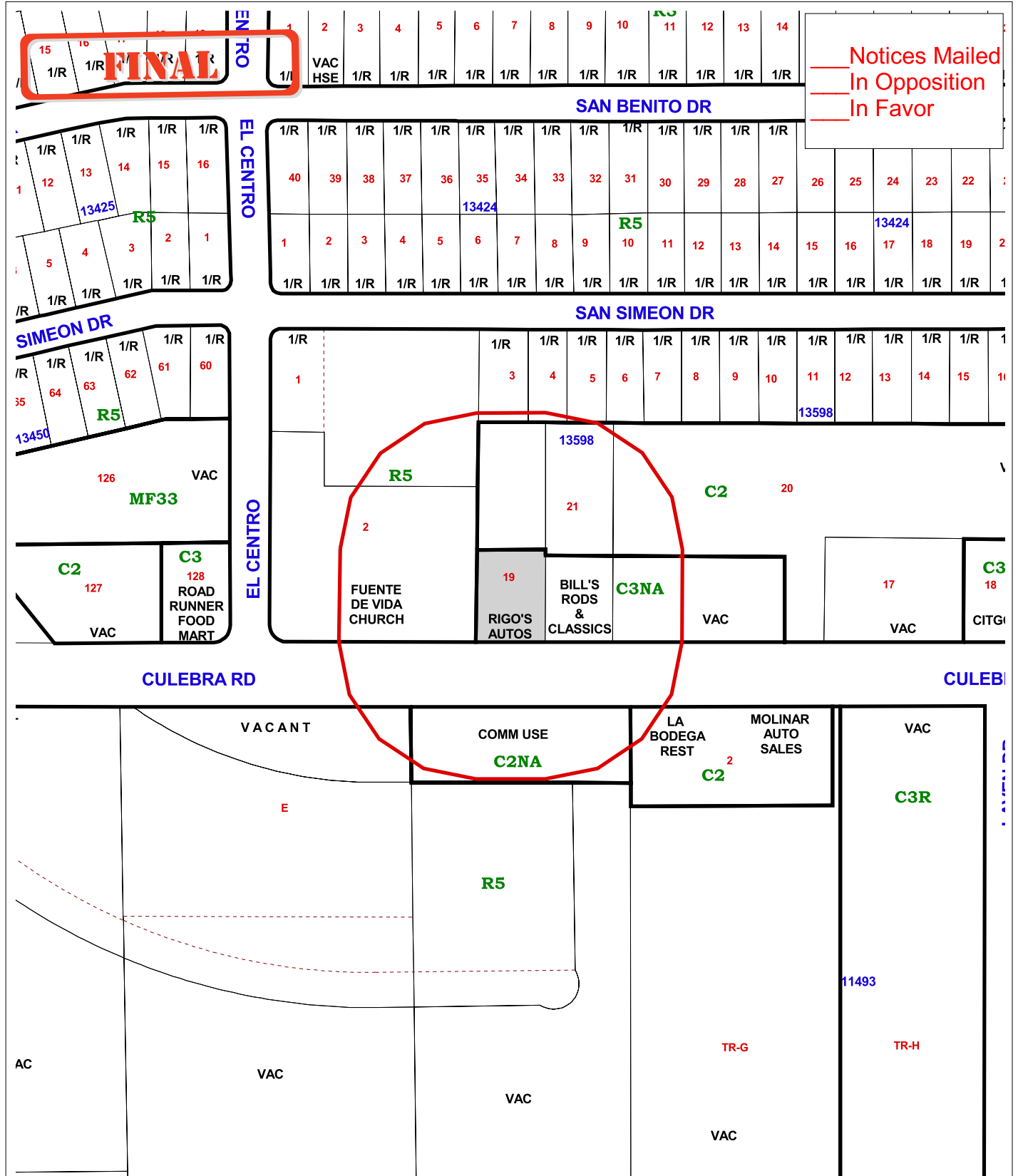
**Proposal:** To allow the operation of a package store

**Neighborhood Association:** Culebra Park Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The Subject Property is currently zoned "C-3 NA". The subject property has commercial zoning located to the north, east and south. A residential single family neighborhood is located north of the property.



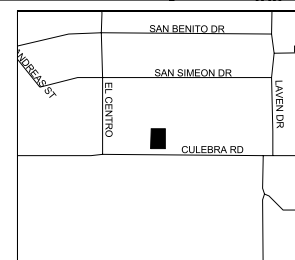
## ZONING CASE: Z2002-127

City Council District NO. 6  
 Requested Zoning Change  
 From: "C-3 NA" To: "C-3R"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

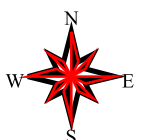
Subject Property

200' Notification

c:\jul\_16\_2002\_3



T- 20  
 D-1  
 p.614



**FINAL**

# CASE NO: Z2002128

**Date:** July 16, 2002

**Council District:** 7

**Ferguson Map:** 614 E2

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Brad Powell

**Owner Name:**

Brad Powell

**Zoning Request:** From "C-2" Commercial District to "C-3" Commercial District.

**Property Location:** Lot N 40' of S 75' of 11, Block 10, NCB 12319

4070 Culebra

**Proposal:** To accommodate an extension of a self-service car wash

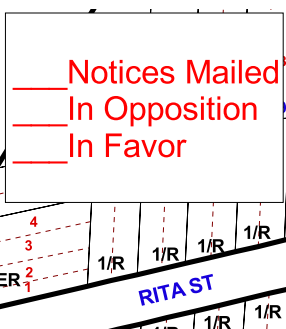
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The site is an existing carwash. An additional set of wash bays would be detrimental to the neighborhood.

**FINAL**



City Council District NO. 7  
Requested Zoning Change  
From: "C-2" To: "C-3"  
Date: JULY 16, 2002  
Scale: 1" = 250"

**200' Notification**

A map of the area around 1000 EAGLE ST. The map shows several streets: EAGLE, CULEBRA RD, STAINS, BENRUS BV, CARLOTTA AV, ELIGENCIA AV, MARIA ELENA DR, HAYWARD AVE, and RITA ST. A black rectangle is placed on the map, indicating the location of the property at 1000 EAGLE ST.

T- 20  
E-1  
p.614



**FINAL**

# CASE NO: Z2002129

**Date:** July 16, 2002

**Council District:** 8

**Ferguson Map:** 546 F 5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Brent Wall

**Owner Name:**

Frank Chervinskis

**Zoning Request:** From "R-6" Residential Single Family District to "O-1" Office District.

**Property Location:** P-4D, NCB 18163

9696 Braun Rd.

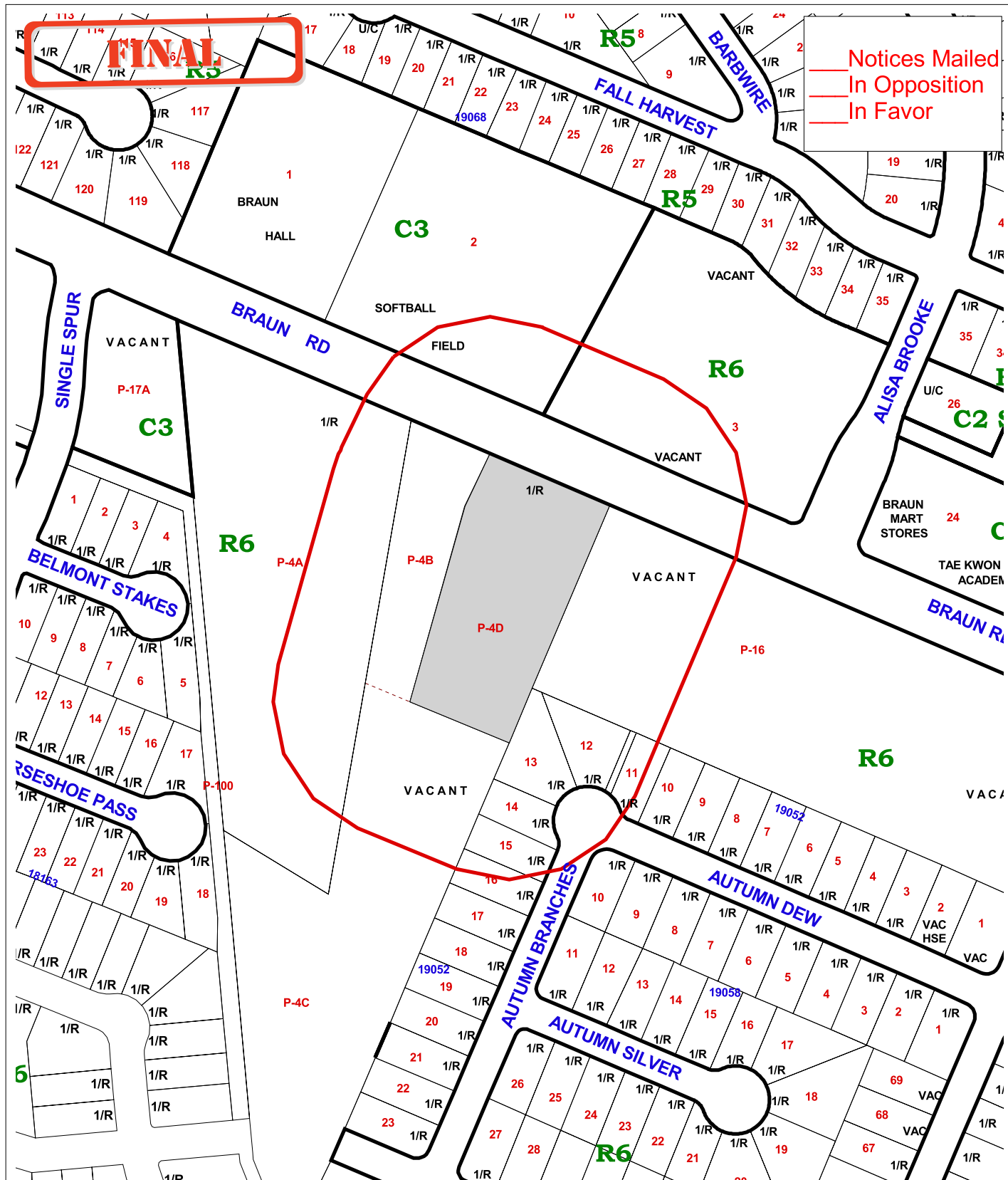
**Proposal:** To convert an existing home into a dental office

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and approval of "R-6 C" Residential Single Family with a Conditional Use for a Dentist Office. The Northwest Neighborhood Plan designates this area as Residential Single Family. A vacant house exists on the subject property and it is surrounded by "R-6" zoning. Staff recommends the following conditions: Lighting shall be directional so as not to offend the nearby residences. Parking shall be in the rear of the property. A screened fence shall be built along the south, west and east property line.



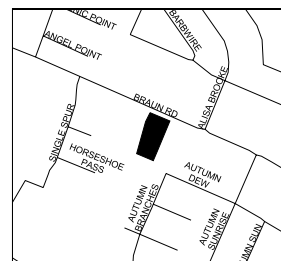
## ZONING CASE: Z2002-129

City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To: "O-1"  
 Date: JULY 16, 2002  
 Scale: 1" = 250"

Subject Property

200' Notification

J:\dec\_18\_2001\_1a



T- 16  
 F-5  
 p.546



**FINAL**

# CASE NO: Z2002130 C

**Date:** July 16, 2002

**Council District:** 10

**Ferguson Map:** 553 B2

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Kathryn L. Kelly

**Owner Name:**

Kathryn L. Kelly

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for Educational and Tutoring Services.

**Property Location:** Lot 33, Block 29, NCB 16695

5919 Lake Champlain

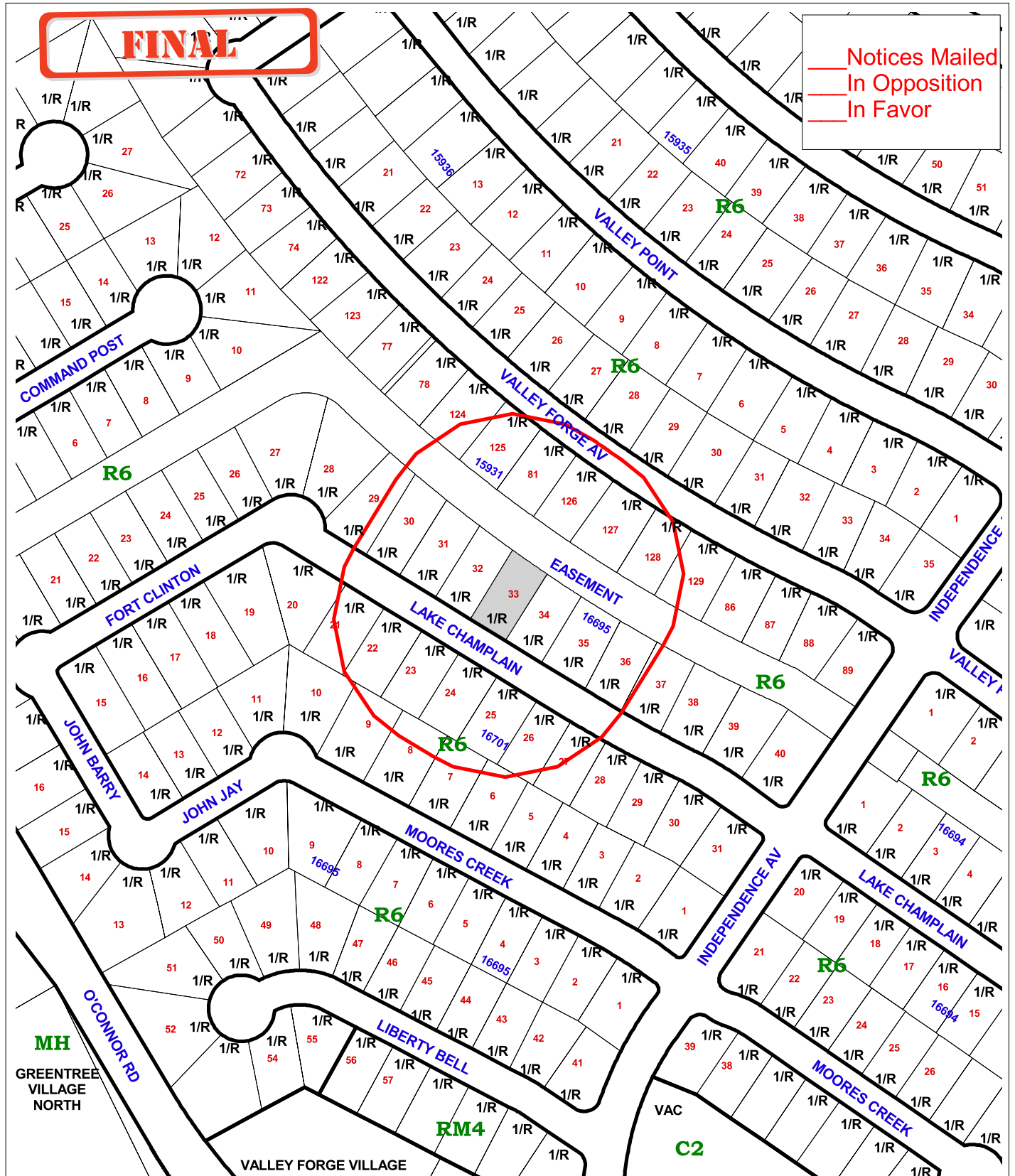
**Proposal:** To allow for educational/tutoring services

**Neighborhood Association:** Valley Forge Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The surrounding area is solely residential in character. The proposed use is not geared for the use of the area residents. Introduction of commercial uses in a residential area is not appropriate.



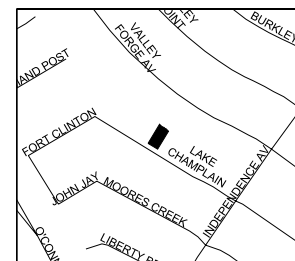
## ZONING CASE: Z2002-130 C

City Council District NO. 10  
 Requested Zoning Change  
 From: "R-6" To: "R-6"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

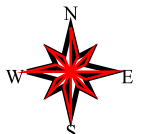
Subject Property

200' Notification

c:\jul\_16\_2002\_2



T-10



**FINAL**

# CASE NO: Z2002131

**Date:** July 16, 2002

**Council District:** 5

**Ferguson Map:** 616 B8

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From "MF-33" Multi-Family District, "I-1" General Industrial District, and "I2" Heavy Industrial District to "R-4" Residential Single-Family District (as per exhibit map).

**Property Location:**

Frio City Rd. @ Brazos

(1) An area generally bounded by Laredo Street to the north, Brazos Street to the east, Frio Road to the southeast, Brady Boulevard to the south, Calaveras Street and Navidad Street to the west.

(2) An area generally bounded by and including lots on Pendleton Street to the north, IH 35 to the east, Oriental Avenue to the south, San Jacinto to the west, and Frio Road to the northwest.

(3) Lots on Urrutia and Dorris Street lying to the west of Zarzamora Street.

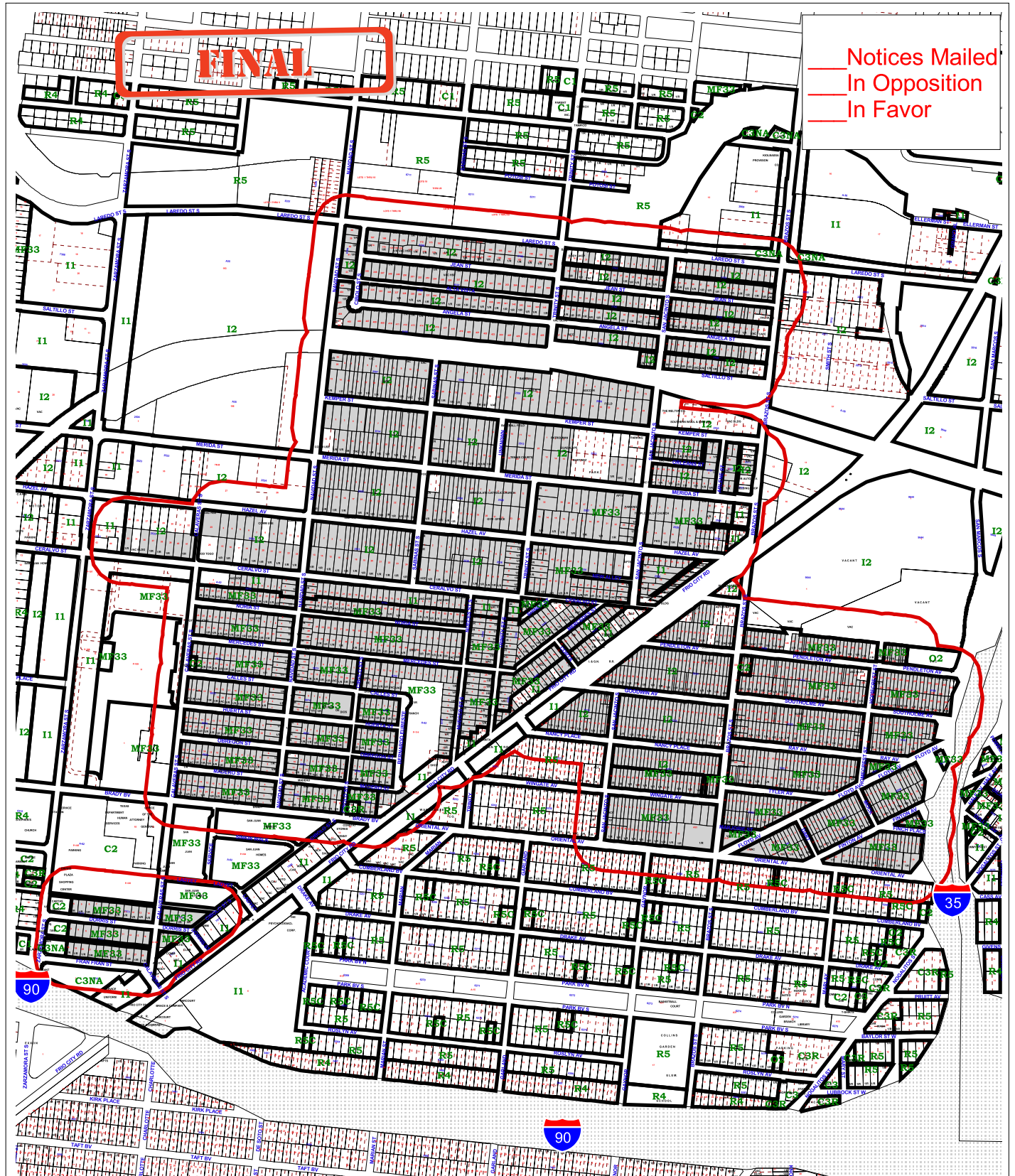
**Proposal:** Properties are incompatible with current zoning

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. "R-4" Residential Single-Family District is compatible with the currently existing land use of the neighborhood.



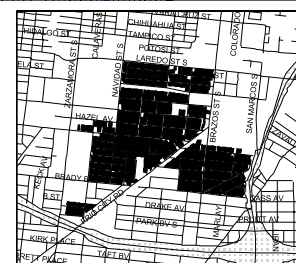
## ZONING CASE: Z2002-131

City Council District NO. 5  
 Requested Zoning Change  
 From: "MF-33, I-1, I-2" To: "R-4"  
 Date: JULY 16, 2002  
 Scale: 1" = 800"

Subject Property

200' Notification

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